

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, July 22, 2014
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The July 22, 2014 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chairman L. West.

ROLL CALL

Members present: T. Flack, D. Fliger, D. Godwin, G. Hunter, P. Mollenhauer, T. Ripper, L. Voigt, L. West.
Absent: S. Odson. Staff present: E. Jensen, E. Carstens, J. Gould, E. Bodeker, T. Kuhn.

AMENDMENTS TO THE AGENDA

Motion by D. Fliger to approve the agenda as submitted. Second by L. Voigt. All voted aye. Motion carried 8 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the July 8, 2014 minutes of the Plan & Zoning Commission meeting.

Item #2. 1510 SW Tradition Drive – Hardee's Site Plan

Motion to approve the Hardee's site plan at 1510 SW Tradition Drive, subject to the ground sign location meeting the 10-foot setback requirement in the Tradition PUD.

Motion by D. Godwin to approve the recommendations for Consent Agenda Items #1 - #2. Second by T. Ripper. All voted aye. Motion carried 8 – 0.

BUSINESS ITEMS

Item #3. Delaware Commons Preliminary Plat

Staff Report: J. Gould presented an aerial map identifying the location of the subject site as north of SE Corporate Woods Drive along SE Delaware Avenue, east of the Toro site and south of the SAMS Club and Mills Fleet Farm sites. She reported that the Delaware Commons Preliminary Plat is a 42 acre development with a single main entrance directly across from SE 54th Street. There will be four outlots for future development and a larger lot that will be built out in phases, with the 1st phase being the southern portion of the plat. Sewer and water easements will run along the east side of the outlots as an extension of the main that runs north/south from the Sam's Club site continuing around the perimeter of the proposed development. The site will drain primarily toward the southeast to a large detention pond with additional detention provided in the northeast corner along the north and east property lines.

D. Fliger asked about the phasing of the development. Darren Ridenhour, The Staenberg Group representing TSG Ankeny LLC and Ankeny Commons explained that they currently have tenant

interest from a few major anchor tenants that would go in phase one, they anticipate starting construction later this year and opening in the fall of 2015. He said that phase two will move forward on a schedule based on tenant activity and interest.

D.Fliger asked if there is a frontage road. Mr Ridenhour responded that there is a ring road along the eastern side of the outlots connecting to the SAMS site to the north and future development to the south.

Motion by D.Fliger to recommend City Council approval of Delaware Commons Preliminary Plat. Second by G.Hunter. All voted aye. Motion carried 8 – 0.

Item #4. Villas at Stonehaven 2014 Minor PUD Amendment

Staff Report: E.Bodeker presented an aerial map and identified the location as the southeast corner of the intersection of SW Oralabor Road and NW 26th Street (county) and explained that the original PUD Master Plan, approved in 2008, showed 92 units divided into 4-plexes and a clubhouse. An amendment approved in August of 2008 showed a total of 82 units, 15 four-plex buildings, 21 single family detached townhomes, and a clubhouse. The property owner is now requesting an amendment to allow 68 detached townhome units plus a clubhouse, a density of 3.55 units/acre. The bulk regulations are proposed to remain the same. The proposal does not increase the density or intensify the use, therefore, staff has been determined the request to be a Minor Modification to the approved Master Plan.

P.Mollenhauer asked what the reason is for the modification. David Eppel, Cooper Crawford & Associates, LLC, 475 S 50th Street, Suite 800, West Des Moines, representing the developer explained that the existing PUD had 21 detached units along with 15 four-plex units which the owner wants to change to 68 detached units, a proposal that shows a greater demand in the market place. E.Carstens added that in his conversations, the developer said he would like to build on the success he has had with a similar single family detached townhome neighborhood in Tradition.

D.Fliger asked if there will be a townhome association and questioned the driveway locations and the number of visitor parking spaces. Mr Eppel responded that there will be a townhome association; each unit will have a two-car garage and a driveway to the street that will accommodate parking; and, additional visitor parking is located within the development. E.Carstens stated that Code requires one additional parking space for every four units. D.Fliger asked about the target market. Mr.Eppel replied that it is over 50.

T.Ripper commented that there were concerns about screening on the east side when this project was approved in 2008 and asked if that changed with this plan. Mr.Eppel responded that the berms and buffering are the same as approved in 2008.

D.Godwin commented that the developer has done a nice job in Tradition creating a very nice neighborhood.

T.Ripper asked when the project will start. Mr.Eppel stated it will start September 1st of this year.

Motion by T.Ripper to recommend City Council approval of the Villas at Stonehaven PUD 2014 Minor Modification to the Villas at Stonehaven PUD and Master Plan. Second by T.Flack. All voted aye. Motion carried 8 – 0.

REPORTS

City Council Meeting

T.Flack reported on her attendance at the July 21, 2014 City Council meeting

Director's Report

E.Jensen presented the tentative agenda items for the August 5, 2014 meeting. .

Commissioner's Reports

P.Mollenhauer reported on her attendance at a workshop held in Ames on Creating a Culture of Health.

MISCELLANEOUS ITEM

T.Ripper will attend the August 4, 2014 City Council meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:50 pm.

Submitted by Trish Kuhn

Secretary, Plan & Zoning Commission